

July 15, 2024

Monica Kruse, County Board Chair
Charlie Handy, Community Development
Specialist
La Crosse County

Mitch Reynolds, JRB City Member

Wayne Delagrave, JRB Public
Member

Roger Stanford, President
Christina Heit, Controller
Western Technical College District

Aaron Engel, District Administrator
Patty Sprang, Executive Director of
Business Services
c/o School Board President
La Crosse School District

RE: City of La Crosse

This letter confirms that a meeting of the Joint Review Board (“JRB”) will be held on July 30, 2024 at 9:30 AM.

The meeting will be held at the La Crosse City Hall, located at 400 La Crosse St.

At the meeting the JRB will consider approval of the resolution adopted by the La Crosse City Council amending Tax Incremental District No. 20 (the “District”).

We’ve attached the following documents:

- The meeting agenda.
- A copy of the legal notice published for the meeting.
- A “Resolution Approving an Amended Project Plan and Boundaries for Tax Incremental District No. 20.”
- Minutes from the organizational JRB meeting.
- A signed copy of the Plan Commission resolution.
- A signed copy of the City Council resolution.
- The final approved Project Plan document.

Pursuant to Wis. Stat. § 66.1105(4m)(b)1. and (c)1., the JRB is to review the public record, planning documents and the resolutions passed by the Plan Commission and City Council to assist it in determining:

1. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.
2. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements.
3. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

The Summary of Findings found in the Executive Summary of the Project Plan details how the amendment of the District meets these criteria. If the JRB rejects the proposal it must provide a written explanation describing why it fails to meet one or more of the criteria.

If you have questions regarding the meeting or attached materials, please contact us at 800-552-1171.

Sincerely,

EHLERS

A handwritten signature in black ink, appearing to read "Brian Reilly". The signature is fluid and cursive, with the first name "Brian" and last name "Reilly" clearly distinguishable.

Brian Reilly
Senior Municipal Advisor/Managing Director

cc: Annette Steele, Mayor's Executive Secretary
Andrea Trane, Director of Planning, Development and Assessment, City of La Crosse
Julie Emslie, Economic Development Administrator, City of La Crosse
Nikki M. Elsen, City Clerk
Stephen Matty, City Attorney
Mary Leske, Western Technical College
Jane Klekamn, County Administrator
Sean Lentz, Senior Municipal Advisor, Ehlers
Josh Low, Municipal Advisor, Ehlers
Paula Czaplewski, Senior Public Finance Analyst - TIF, Ehlers
Annie Mallon, Senior Public Finance Analyst, Ehlers